

**Town of West Hartford
Conservation and Environment Commission
Meeting Minutes
December 26, 2017, 7:00 PM
Town Hall, Room 314**

The Commission was called to order at 7:06pm.

Roll Call: Matt Macunas, Emilee Mooney Scott, Jessica Schaeffer-Helmecki, Stefanie Wnuck and Ted Newton were in attendance.

Old Business: Stefanie Wnuck moved to adopt the minutes from the November 27, 2017 meeting. Jessica Schaeffer-Helmecki seconded. The Commission unanimously adopted the November 27, 2017 minutes.

Communications and News: Ted Newton has joined the Commission. The Commission welcomes him.

New Business:

1. **54 Sunset Farms Road** - Application (IWW #1068) of Robert Savin, record owner, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct a new single-family home and associated site amenities including in ground pool and septic system.

Representing the applicant was David Battista, PE, of Lenard Engineering, Inc. and Michael Klein, Soil Scientist at Davison Environmental. Applicant and property owner Robert Savin was also present.

The applicant proposes to construct a new 4,900 square foot single-family home with a 1,200 square foot finished walkout basement, terrace, future pool, and a gravity-fed septic system to be located along the eastern side of the property. Electric, water, and natural gas utility connections to the property will also need to be set up. The property was split from 60 Sunset Farms Road into two properties, and the existing site is currently a wooded area.

The applicant had begun tree removal activities in the upland review area. Todd Dumais, Town Planner notified the applicant on August 28, 2017 of an inland wetlands and watercourse violation and to cease tree removal activities immediately. The applicant reports no additional clearing has been done since. The application presented to the

Commission at its September 25, 2017 meeting, and its design has developed further since then.

David Battista described the large, shallow stormwater detention basin to be constructed in the northeast corner of the site. The site generally slopes downward from west to east with a 24 foot slope, and water currently pours over the east side in a concentrated fashion. The Applicant proposes to direct stormwater around the house and toward the detention basin by a vegetated swale on the southeast of the property and a storm sewer on the north side. The stormwater detention basin will provide 1,900 cubic feet of infiltration – recharging the aquifer - and will help control flows to the brook past the eastern property line. Infiltration amount is designed to accommodate stormwater flows greater than those observed on the site. The brook will further be protected using a one-foot berm as a level spreader, and with extensive plantings along the eastern property line.

2. **35 Ringgold Street and 34 Crescent Street** - Application (IWW #1077) of Mark Lovely on behalf of Richard F. Patrissi Trust (record owner) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct five condominium buildings containing a total of 25 condominium units. Each unit would include a garage at grade, with two units of living space above. Representing the applicant was Brandon Handfield of Yantic River Consultants.

The property is the site of the former Patrissi nursery, and is already extensively developed with no mature vegetation to speak of. Some of the proposed construction would occur in the upland review area, but there would be no direct wetland impacts. The Applicant submitted staged construction plans that include proposed sediment controls. Also, an underground stormwater detention system would help reduce peak storm event flows to the wetland on the neighboring Sisters of St. Joseph property. Mr. Handfield indicated that the applicant had coordinated with MDC on a new water main lateral. The CEC posed questions related to green space preservation; the addition of impervious surface area; and the possibility of north-south sheet runoff and whether the site design might act to exacerbate it. The CEC does not have acute concerns on the application however, due to the prior commercial use of the site and the resultant soil condition.

3. **2018 Meeting Dates** – A tentative schedule of meetings in the upcoming year is as follows, and will be submitted to TPZ for review of room availability.

Monday, January 22, 2018

Monday, February 26, 2018

Monday, March 26, 2018
Monday, April 30, 2018
Monday, May 21, 2018
Monday, June 25, 2018
Monday, July 30, 2018
Monday, August 27, 2018
Monday, September 24, 2018
Monday, October 29, 2018
Monday, November 26, 2018
Wednesday, January 3, 2019

Adjournment motioned by Stefanie Wnuck, seconded by Jessica Schaeffer-Helmecki.